



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

DECEMBER 7, 2006

PRESENT: Hinkle, Martin, Maxey

ABSENT: Pyle

LATE: None

STAFF: Senior Planner (SP) Marlatt

REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Marlatt certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

SUBCOMMITTEE:

No comments or corrections on the subcommittee reports.

MINUTES:

NOVEMBER 16, 2006:

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE MINUTES OF THE NOVEMBER 16, 2006 MEETING.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

PUBLIC HEARING:

- 1) **EXTENSION OF TIME APPLICATION, EOT-06-03: DIANA-APOSTOLIC CHURCH:** The applicant is requesting approval of a one-year extension of the site, landscape and architectural plan approval to construct a 12,488-sf church at the southeast corner of Diana Avenue and Walnut Grove Drive.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

- 2) **SITE REVIEW, SR-06-23: E. MAIN-MARRAD/SAN SAVIGNO:** A request for site, architectural and landscape plan approval for a 35-lot single family development proposed on a 9.67 acre parcel located on the south side of East Main Ave. approximately 200 ft. west of Grand Prix Way.

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO CONTINUE THE APPLICATION TO THE JANUARY 18, 2007 MEETING.

THE MOTION PASSED BY A VOTE 3-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

- 3) **SITE REVIEW AMENDMENT, SRA-03-14: VINEYARD-SPIRIT ROAD OILS:** A request to approve modifications to previously approved site, architectural and landscape plans, including reconstruction of a portion of a fire damaged building on a 52,272 sq. ft. site in the General Industrial (MG) zoning district. The site is located at the southeast corner of Mast Avenue and Vineyard Blvd.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE ADDITION OF THE FOLLOWING CONDITION:

1. Should the applicant elect to pursue Phase II improvements, they shall be reviewed by the Architectural Review Board. Consistent with previous ARB direction, Phase II plans shall including the following:
 - Removal of the existing barricade.
 - Installation of a curb and a 5-foot wide landscape buffer.
 - Installation of a defined landscape area around the existing oak
 - Installation of curb, gutter, and sidewalk along the perimeter of the vacated Mast Avenue right of way.
 - Install a driveway at the proposed new property line.
 - An ingress/egress easement for the proposed Phase II right of way with the adjacent property owner to the north.
 - Install a five foot landscape buffer along the proposed fence line of Phase II.

ARCHITECTURAL REVIEW BOARD MINUTES

December 7, 2006

Page 3

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

- 4) **SITE REVIEW, SR-06-24: DEPOT-CITY OF MORGAN HILL/PARKING LOT:** A request for site plan approval to construct a 10-space public parking lot on a vacant parcel. The subject parcel is located east of Depot Street across from its intersection with East Second Street in the CC-R (Central Commercial, Residential) zoning district

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE ADDITION OF THE FOLLOWING CONDITIONS:

1. Final improvement plans shall increase the depth of the landscape strip along the Depot Street frontage by four feet by converting the spaces along the west side of the lot to compact and allowing two feet of the depth of the parking spaces on the east side of the lot to overhang the landscaped area.
2. Final landscape plans shall include shrubs and groundcover consistent with the plant palate used in The Granary parking lot. Final landscape plans shall return to a subcommittee of the ARB with notice of the meeting given to the owner of The Granary.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MAXEY, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

- 5) **PRELIMINARY REVIEW PPR 06-06: CONDIT-CITY OF MORGAN HILL OUTDOOR SPORTS COMPLEX IMPROVEMENTS:** A request for review and comment on preliminary plans for improvements proposed to the existing sports complex located on the east side of Condit Rd. between San Pedro Ave. and Barrett Ave. Proposed improvements include a new restroom/concessions building, parking lot paving landscaping, fencing, shaded bleachers and trash enclosure.

Board members generally supported the overall design and site plan. It was requested that the plans returning to the ARB for final approval include the following:

- Additional architectural details and specifications be provided such as for lighting fixtures, window treatments, siding, door materials, etc.
- Drainage plans be finalized and coordinated with off-site infrastructure.
- Attempts should be made to accommodate parking for both the sports complex and the aquatics center.

ANNOUNCEMENTS:

NONE

ARCHITECTURAL REVIEW BOARD MINUTES

December 7, 2006

Page 4

ADJOURNMENT: Chair Martin adjourned the meeting at 8:20 p.m.

MINUTES PREPARED BY:

ERIC MARLATT
Meeting Coordinator